

Chairperson Michael Beckendorf
Vice-Chairperson Leo Gonzalez



Commissioners
Pete Bienski
Bobby Gutierrez
Nancy Hardeman
Scott Hickle
G.H. Jones
Kevin Krolczyk
Prentiss Madison

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 15, 2013 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

1. CALL TO ORDER.

Chairperson Beckendorf called the meeting to order at 6:06 pm.

Commissioners	Present	2013 Regular Meetings Held	2013 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Michael Beckendorf	Yes	14	12	12	10
Pete Bienski	No	14	12	12	11
Leo Gonzalez	Yes	14	12	12	10
Bobby Gutierrez	Yes	14	13	12	11
Nancy Hardeman	Yes	14	12	12	10
Scott Hickle	Yes	14	13	12	11
G. H. Jones	No	14	13	12	11
Kevin Krolczyk	Yes	14	12	12	10
Prentiss Madison	Yes	14	11	12	10

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator, Mr. Randy Haynes, Project Planner, Ms. Janis Hampton, City Attorney, Ms. Maggie Dalton, Staff Planner, Mr. Matthew Hilgemeier, Staff Planner, and Ms. Annette Denton, Planning Intern.

2. HEAR CITIZENS.

No one came forward.

3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

4. CONSENT AGENDA

a. Approval of minutes from the workshop and regular meetings on August 1, 2013.

b. Final Plat FP13-06: Austin's Colony Subdivision – Phase 13

Proposed Final Plat of Austin's Colony Subdivision – Phase 13, being 12.355 acres of land out of John Austin League, A-2 located east of the intersection of Thornberry and Bullinger Creek Drives in Bryan, Brazos County, Texas. (M. Dalton)

c. Final Plat FP13-07: Watson Townhome Subdivision

Proposed Final Plat of Watson Townhome Subdivision, being 2 acres of land out of J.E. Scott Survey, A-50 located at the south corner of South College Avenue and Watson Lane in Bryan, Brazos County, Texas. (M. Hilgemeier)

d. Final Plat FP13-09: The Traditions Subdivision – Phase 8A

Proposed Final Plat of The Traditions Subdivision – Phase 8A, being 5.509 acres of land out of T.J. Wooten Survey, A-59 wedged between Traditions Boulevard and Persimmon Ridge Drive and adjoining the south side of W. Villa Maria Road in Bryan, Brazos County, Texas. (M. Dalton)

Commissioner Gutierrez moved to approve the Consent Agenda. Commissioner Hickle seconded the motion and the motion passed unanimously.

5. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).

a. Replat RP12-33: Winter Estate Subdivision – Block 8

Proposed Replat of Lots 6-11 and 22-23 in Block 8 of Winter Estate Subdivision, being 1.92 acres of land wedged between East Pease, Burnett and Winter Streets, approximately 350 feet east from the intersection of South Texas Avenue and Burnett Street in Bryan, Brazos County, Texas. (M. Dalton)

Ms. Dalton presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed replat.

The public hearing was opened.

Mr. Arthur Anderson, 523 E. Pease Street, asked the Commission what would be built on the East Pease side of the replat.

Ms. Anita Ramay, 508 E. Pease Street, asked the Commission for more information on what would be built on the East Pease side of the replat.

In response to a question, Ms. Dalton responded that no commercial buildings could be placed on the East Pease Street side shown on the plat since it is zoned for single-family residential uses.

Mr. Joshua Watson, 1211 S. Texas Avenue, the applicant, stated that he intended to build two rental houses on the East Pease Street side.

The public hearing was closed.

Commissioner Hickle moved to approve Replat RP12-33, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Madison seconded the motion.

Commissioners discussed:

- The necessity of approving replats which met requirements for replatting

The motion passed unanimously.

b. Replat RP13-20: The Traditions Subdivision – Phase 7

Proposed Replat of Lots 13 and 14 in Block 2 of The Traditions Subdivision – Phase 7, being 0.921 acres of land adjoining the west side of Willow Ridge Drive, north from its intersection with South Traditions Drive in Bryan, Brazos County, Texas. (M. Dalton)

Ms. Dalton presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed replat.

The public hearing was opened.

In response to a question, the applicant identified himself but did not have further comments.

The public hearing was closed.

Commissioner Madison moved to approve Replat RP13-20, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Hickle seconded the motion. The motion passed unanimously.

6. REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

a. Conditional Use Permit CU13-08: 2202 Maloney Avenue

A request for approval of a Conditional Use Permit to allow a new detached single-family dwelling on property in a Commercial District (C-3), specifically on property currently addressed as 2202 Maloney Avenue and adjoining the west side of Maloney Avenue between Howard and Lake Streets, occupying Lot 19 in Block O of Cavitt's Hillcrest Addition in Bryan, Brazos County, Texas. (M. Hilgemeier)

Mr. Hilgemeier presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed conditional use permit.

The public hearing was opened.

Susie Contreras, the applicant, came forward. In response to a question, she stated that a single family home would be constructed.

The public hearing was closed.

Commissioner Gonzalez moved to approve Conditional Use Permit CU13-08, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Hickle seconded the motion.

Commissioners discussed:

- That a residential use would be good considering the property's neighboring residential uses

The motion passed unanimously.

7. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. Rezoning RZ13-11: The Aggieldand Company

A request to change the zoning classification from a combination of Agricultural – Open District (A-O) and Retail District (C-2) to a combination of Residential District – 5000 and Retail District (C-2) on 33.783 acres of vacant land adjoining the south side of West Villa Maria Road (F.M. 1179) across from its intersection with Jones Road in Bryan, Brazos County, Texas. (R. Haynes)

Mr. Haynes presented the staff report (on file in the Development Services Department). Staff recommends recommending approval of the proposed rezoning.

The public hearing was opened.

Mr. Joe Schultz, 2730 Longmire Drive, Ste A, College Station, representing the applicant, came forward to answer questions. In response to a question, he stated that the retail property could be developed at any time.

The public hearing was closed.

Commissioner Hickle moved to recommend approval of Rezoning RZ13-11 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Gutierrez seconded the motion.

Commissioners discussed:

- The benefits of this development
- The continued growth of the west side

The motion passed unanimously.

8. CONSIDERATION OF PROPOSED PARKLAND DEDICATION IN ACCORDANCE WITH BRYAN CODE OF ORDINANCES SECTION 110-60 (Commission makes recommendation; City Council has final approval).

a. Regency Gardens Apartments – The Galindo Group

A proposal to dedicate approximately 20 acres of undeveloped land to the City of Bryan for use as parkland in conjunction with the proposed development of a 200-unit apartment development on 6.51 acres of currently vacant land adjoining the southeast side of West Villa Maria Road between Shirewood Drive and Traditions Boulevard in Bryan, Brazos County, Texas. (M. Zimmermann)

Prior to the meeting, the applicant had requested that this item be withdrawn from consideration. **No action was taken.**

9. CONSIDERATION OF AMENDMENTS TO THE PLANNING AND ZONING COMMISSION'S BYLAWS (Commission has final approval).

a. Bylaw Amendments

Proposed amendments to the Planning and Zoning Commission's Bylaws modifying terms a member may serve as Chairperson; removing the option for ballot election of Commission officers; clarifying provisions for meeting notice delivery to Commissioners; correcting references to the Code of Ordinances; and other action as appropriate. (M. Zimmermann)

At the request of Chairperson Beckendorf, this item was withdrawn from consideration. **No action was taken.**

10. ADJOURN.

Without objection, Chairperson Beckendorf adjourned the meeting at 6:26 pm.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **28th day of August, 2013.**

Michael Beckendorf, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, AICP
Planning Administrator and Secretary to the
Planning and Zoning Commission